

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242685
Address:	42 Wellesley Drive, Crowthorne, Wokingham, RG45 6AL.		
Proposal:	Householder application for the proposed erection of two single storey front extensions, changes to fenestration and installation of roof lights and solar panels.		
Type of Development:	Other Householder		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have read the Bat Survey Report (Crossman Associates, Ref G1142.001 Issue Two, 2 July 2024) and Arboricultural Impact Assessment Protection Plan and Method Statement. I have also reviewed the plans and elevations submitted in support of the application.

In the UK all species of bats are protected under the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2017. Under this legislation it is a strict liability offence to injure or destroy a bat or to disturb damage or destroy the resting place of a bat. A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time.

An internal and external surveys were completed on the 23 October 2023. The scoping survey recorded areas of hanging wall tiles around with gaps and missing hanging tiles which provide opportunities for crevice roosting bats. A small number of bat droppings were found under the tile-clad wall on the south elevation. The size and shape of the droppings and context would indicate the dropping come from pipistrelle bat species. The building was assessed as having moderate suitability for roosting bats. Evening emergence surveys were carried out on 25 May and 11 June 2024. Common and Soprano pipistrelle bats were observed/ heard foraging around the garden trees. No bats were recorded exiting or entering the building.

I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that precautionary non licence method statement would avoid negative impact to roosting bats and infringement of wildlife legislation. However, the Bat Survey Report has not assessed all of the impact of the replacement of the hanging tiles with “timber effect” cladding and recommendations have failed to don’t include provision of replacement potential roosting features. I therefore request that the Bat Survey Report is amended to include proposals for the provision of integral Habitat bat tubes/boxes at the top of the east or west gable end wall, in line with CIEEM 2023 UK Bat Mitigation Guidelines. Alternatively in addition to securing implementation of any works in line the precautionary method statement, an ecological enhancement condition should be imposed to provide replacement roost features for Pipistrelle bats. Provided a submission and approval and implementation of detailed Arboricultural Method Statement, biodiversity sensitive lighting scheme, replacement roost features and the mitigation proposed in Bat Survey Report section 4 are secured there are no ecological objection to the development as proposed.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 4 of the submitted Bat Surveys Report (Crossman Associates, Ref G1142.001 Issue X)) unless otherwise agreed in writing by the council. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner’s Ecologist is to be issued to the council.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: Prior to the commencement of the development, details of biodiversity enhancements, to include Vivara Woodstone Sparrow Nest Boxes (or equivalent), and integral bat tubes or bricks on the buildings shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed in accordance with the schedule and details and thereafter maintained as approved.

Reason: To incorporate biodiversity in and around developments in accordance with section 15 of the NPPF Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 191 Section 15 , Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

CL7 Protection of Trees

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of wildlife value, and to allow for verification by the local planning

authority that the necessary measures are in place before development and other works commence Relevant policy Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policies TB23.

It is possible that protected species may be encountered once works commence. I request the following informative should be appended to any such consent:

Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Date:	2/12/24	Signed:	T Cuss
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